

JERSEY CITY PLANNING BOARD
CASE # PO3-083

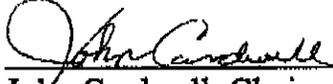
IN THE MATTER OF
THE PRELIMINARY SITE PLAN APPLICATION OF :

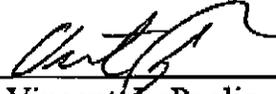
HOUSING TRUST OF AMERICA, LLC.
160 LAFAYETTE STREET
BLOCK 2057 LOT 18

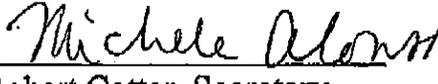
ROLL CALL:

	In Favor	Opposed
Sebastion D'Amico	X	
Leon Yost	X	
Larry Eccleston	X	
Jeni Branum	X	
John Cardwell, Chairman	X	

Approved: 5-0


John Cardwell, Chairman


Vincent LaPaglia, Esq.
Approved as to Legal Form


Robert Cotter, Secretary

Date Application Approved: September 9, 2003
Date Resolution Memorialized: September 23, 2003



HsTrSPRes.LndUse1

RESOLUTION
JERSEY CITY PLANNING BOARD
CASE # PO3-038

IN THE MATTER OF
THE PRELIMINARY SITE PLAN APPLICATION OF :

HOUSING TRUST OF AMERICA LLC.
160 LAFAYETTE STREET
BLOCK 2057 LOT 18 (aka Lot 28)

HEARING DATE: SEPTEMBER 9, 2003

WHEREAS, Housing Trust of America, LLC, applicant, is the contract purchaser of the above referenced property in the City of Jersey City, and

WHEREAS, the applicant has applied to the Planning Board of the City of Jersey City for approval of a Preliminary Site Plan with deviations for new development and rehabilitation of most of the existing industrial buildings of the Whitlock Mills site, including some demolition and the construction of new residential buildings, resulting in a total of 330 residential units with accessory parking, and for such other approvals as may be required in order to develop the property as described above and in accord with the submitted plans, which includes deviations from the strict

parking standards and for the dedication of less than the entire right of way,
and

WHEREAS, all required fees have been paid and all required notices
have been served, and

WHEREAS, the Board has heard and considered the evidence from
applicant's agents and expert witnesses, arguments of counsel for the
applicant, the comments of the Board's staff and interested parties, and
there being no neighboring property owners in opposition, and

WHEREAS, the Board has made the following findings of fact and
conclusions based on said evidence:

1. The property is located in the Morris Canal Redevelopment Plan,
whose purpose is to redevelop the area, including the rehabilitation of
existing abandoned structures, and establishing appropriate uses and
densities.
2. The plan was reviewed by the Historic Preservation Commission on
August 18, 2003 and the site, which has Historic Landmark designation,
is being developed in accord with intent and purpose of the Historic
Preservation element of the land use regulations.

3. The plan has been drawn with consideration for allowing future pedestrian and vehicular access to Grand Street.

4. Manning Avenue is to be restored as an historic cobblestone street.

5. The proposed development and density is permitted in this zone and conforms to the redevelopment plan except for minor deviations for parking and road width dedication.

6. The existing buildings have been vacant for many years and are an uninhabitable eyesore in need of rehabilitation and the site can be the focal point for the regeneration of this area with many unused, underused and inappropriately used properties.

7. The proposal creates permitted uses which satisfies the requirements of the redevelopment plan, insures safe and efficient movement of vehicles and people, and generally promotes the public welfare at this location.

8. The deviations for the number of parking spaces and dedication of less than the entire right of way are appropriate because the deviations are small and insignificant in impact, and experience reflects that developments of this nature do not generate the parking needs called for in the redevelopment plan and the road dimensions are designed to match historic

conditions while still maintaining adequate carriage ways for safe and efficient traffic flow.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY THAT the application of Housing Trust of America, LLC, for Preliminary Site Plan approval to rehabilitate and develop subject property for the uses as per plans submitted to the board is hereby granted, subject to the following conditions:

1. Developer shall coordinate and adjust its revised site plan with regard to the redevelopment plan, its historic designation, and in conjunction with the planning staff, including, but not limited to:

a. Additional landscaping shall be added as per planning staff recommendations,

b. All requirements of the Historic Preservation Commission shall be met and shown on the plans,

c. More cobblestone pavers shall be added if same are made available in the donation process,

d. In the event applicant does the landscape plan for A&S Mills, and to the extent possible, same shall be coordinated with applicant's project and in consultation with planning staff,

e. Details of the Civil Engineer's plans shall match those of the Architect and both shall be re-submitted to the Historic Preservation Commission to insure compliance,

f. Applicant will provide the documentation for the city and the applicant in perfecting the street vacations and dedications,

g. A written Parking Plan shall be submitted to planning staff for review,

h. Applicant shall comply with the recommendations of municipal agencies, including the municipal engineer's, the MUA, and the Historic Preservation Commission,

i. In the event that parking demand is not met by the intended parking plan, arrangements will be made for valet parking in the parking garage.

j. The width of the newly improved Maple Street shall match the width of Maple Street east of Van Horne St., and shall include a landscaping strip, sidewalk, and curbing.

k. A handicapped curb depression shall be added to Maple Street on the side of the project matching and complimentary to that across Maple Street,

l. All curbing shall be shown on the plans, and

m. Applicant will re-mill and re-pave the sections of Maple Street where trenching is done.

And, BE IT FURTHER RESOLVED THAT this Board's secretary shall provide a copy of this resolution to the Applicant's attorney and to all who request a copy of same.
